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FOR LEASE

56 Eagle Street Waterbury CT, 06708



34,750 S/F Industrial on 1.01 acres

22,000 S/F on main level
8,300 S/F on 2nd floor
4,200 S/F on 3rd floor
Major renovations and upgrades have been done in 2001
Heavy power
IG-heavy industrial zoning
Well located near Route 8 in the Enterprise Zone

Lease: \$4.50 PSF NNN

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PROPERTY ADDRESS	56 Eagle Street		
CITY, STATE	Waterbury, CT 06708		
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BUILDING INFO		MECHANICAL EQUIP	
Total S/F	34,750	Air conditioning	Office units
Number of floors	3	Sprinkler / type	Yes / dry
Avail S/F	34,750	Type of heat	Gas
Will subdivide to	10,000	Elevator	Yes / freight
Office space	1,000	TAXES	
Column space	Varies	Assessment	\$408,190.00
Avail docks	2	Mill rate	58.22
Avail overhead doors	3	Taxes	\$23,764.82
Total/avail S/F mezz.		OTHER	
Exterior construction	Masonry	Total acres	1.01
Interior construction		Zoning	IG heavy industrial
Ceiling height	15' - 30'	Parking	30 vehicles
Roof	Rubber	Interstate / distance to	I84 / approx 1 mile
Date built	1900 - 1980	State Route / distance to	Rte 8 / approx 1/2 mile
UTILITIES		TERMS	
Sewer	City		
Water	City		
Gas	Yes	Lease rate	\$4.50 PSF NNN
Electric	2000 amps /		
	480 volts / 3 phase		

COMMENTS:

1st floor 9,746 s/f with 30' clear span 1st floor 12,433 s/f with 15' 25' clear span 2nd floor 8,359 s/f with 12' clear span 3rd floor 4,212 s/f with 12' clear span





